

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-168

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein	✓		✓			
Homan			✓			
O'Connell			✓			
Sasso			✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	---	---				

**RESOLUTION DESIGNATING A PORTION OF ALLENDALE BOROUGH, ALONG W.
CRESCENT AVENUE IN BLOCK 1005 AS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, on April 26, 2018 the Borough Council of the Borough of Allendale adopted a resolution, a copy of which is attached hereto, authorizing the Allendale Land Use Board to undertake a preliminary investigation to determine whether the properties in a proposed redevelopment area, which is located along W. Crescent Avenue, is a redevelopment area in accordance with the criteria set forth in the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1 et seq.); and

WHEREAS, the primary objectives of the Borough of Allendale redevelopment effort is to: 1) improve property conditions in the Borough; 2) improve the quality of life of Borough residents especially those residents living in the vicinity of the property under consideration; and 3) improve the economic foundation of the Borough so that long-term property tax stability is realized by all Allendale taxpayers; and

WHEREAS, the Local Redevelopment and Housing Law (LRHL) allows for the substantial improvement to properties included in an area in need of redevelopment resulting in capital investment and the turnaround or rearrangement of properties that are either unused, underutilized, fragmented, or deteriorated; and

WHEREAS, the Allendale Land Use Board has investigated and discussed the issue of redevelopment and the process of investigating an area in need of redevelopment. This investigation included a review of the criteria set forth in the LRHL (N.J.S.A. 40A:12A-5) to determine if the area of Allendale, specifically Block 1005, Lot 3 and Lot 20 qualify as an area in need of redevelopment; and

WHEREAS, the Allendale Land Use Board considered the evidence supplied by the economic and land use consultants, Benecke Economics, who conducted a study of the proposed potential redevelopment area and make a recommendation as to whether the area identified by the Council

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satisfies the criteria of the LRHL, the Borough Council also made available professional services to assist the LUB in the redevelopment process and understanding the issues respecting this proposed potential redevelopment area; and

WHEREAS, the Allendale Land Use Board conducted a public hearing on June 20, 2018 pursuant to the LRHL and following publication and wide distribution of a notice of hearing and following the preparation of a map of the potential area in need of redevelopment; and

WHEREAS, the Land Use Board considered the Redevelopment Investigation Report, dated June 12, 2018, prepared by Benecke Economics, said report having been provided to the property owners and made available to the general public; and

WHEREAS, the Allendale Land Use Board has adopted a Resolution finding that the area referenced herein qualifies under N.J.S.A. 40A:12A-1 et seq. as an area in need of redevelopment; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Allendale that, based upon the findings and recommendation of the Allendale Land Use Board and recognizing the diligent work of the Board, the properties at Block 1005, Lot 3 and Lot 20 are hereby declared to be in need of redevelopment.

BE IT FURTHER RESOLVED that these aforesaid properties are hereby designated as an area in need of redevelopment pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., and as such shall be included in the w. Crescent Avenue Redevelopment Area upon adoption of an ordinance enabling such inclusion of these properties thereto.

BE IT FURTHER RESOLVED that the Borough Council will NOT be authorizing the use of eminent domain condemnation regarding this matter.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

#18-168

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 04/26/2018

RESOLUTION# 18-117

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein	✓		✓			
Homan		✓	✓			
O'Connell			✓			
Sasso			✓			
Strauch			✓			
Wilczynski			✓			
Mayor White						

**Resolution Authorizing and Directing the Allendale Land Use Board to
Undertake a Preliminary Investigation of two Properties in the D-1 Industrial
Zone for Potential Redevelopment**

WHEREAS, in 2011 the Borough of Allendale ("Borough") updated its master plan and in the 2011 Master Plan Periodic Examination report it was indicated that the Borough should "promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act 1) Establishing various residential zone districts that permit a variety of housing types and densities; 2) Establishing various zone districts that require the provision of affordable housing units on-site and /or payment used to fund affordable housing activities in other locations; 3) Establishing various zone districts for age-restricted housing and by supporting and promoting the establishment of age restricted housing developments designed to address the unique needs of senior citizens; 4) Establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH); 5) Participating in and supporting the rehabilitation of substandard housing units; and 6) Establishing a fee upon new development that is to be used to fund affordable housing activities" AND, further, the 2011 Master Plan Periodic Examination report indicated as an additional objective to provide tax rate sustainability-"(t)o promote a balanced tax base in the Borough by: 1) establishing zone districts that permit an appropriate mix of residential and non-residential land uses; 2) promoting the efficient use and development of land; 3) designing transportation improvements and routes that minimize public expenditures; and 4) preserving and enhancing open space and natural features in the Borough"; and, further, the 2017 Master Plan Periodic Examination report indicates "(a)djustments to the current D-1 zone permitted uses are recommended to refine the list of current uses to represent contemporary needs and to include uses such as; warehouse, self-storage facilities and permitting limited outdoor storage where deemed appropriate and subject to specific limiting factors. These adjustments are being recommended to update and promote the continued evolution of this zone district where suitable to serve the community. Such adjustments should be balanced with the need to safeguard the adjacent residential neighborhoods and traffic safety considerations though appropriate controls as deemed necessary"; and

WHEREAS, through the adoption of Ordinance 17-01 acquired the property, situated at Block 1005, Lots 3 and 20 so as to achieve the aforesaid objectives and to repurpose properties to benefit the public, through efforts to help achieve compliance with its affordable housing obligations and to enhance public space and the tax base implement development and redevelopment projects that will reduce the property tax burden of Allendale taxpayers and economically sustain Allendale; and

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WHEREAS, the administration of the Borough of Allendale is commencing a redevelopment study to determine if the properties located along West Crescent Avenue area, specifically, Block 1005, Lot 3 and Lot 20 (220 and 230 W. Crescent Avenue), qualify as an area in need of redevelopment ("ANR") to achieve certain objectives, including: 1-enhance the Borough's residential housing stock especially for the Borough's senior citizen population, 2-improve property values; 3-increase opportunities for public spaces; 4-reconfigure faulty arrangement and design of parcels; and, 5-increase the Borough's tax base; and

WHEREAS, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, planning, development, or redevelopment of certain areas of the State of New Jersey is a viable public purpose; and

WHEREAS, the Legislature of the State of New Jersey has adopted a comprehensive set of laws, the centerpiece of which is the Local Redevelopment and Housing Law (N.J. S.A. 40A:12A-1 et seq.), allowing for the substantial improvement to, and turnaround of, underutilized, unused, and deteriorated properties through the careful design, writing and implementation of local redevelopment plans; and

WHEREAS, it appears that within the general area of what is commonly referred to as the West Crescent industrial area of the Borough, there exists property (land), buildings or other improvements which, by reason of faulty arrangement of design, deleterious land use, obsolescence or obsolete layout or other factors, are not performing to the best possible use and used for a public purpose such as affordable housing and may be detrimental to the safety, health, morals or welfare of the residents of the Borough of Allendale and such properties shall specifically be studied by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Allendale, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-1 et seq., that the Allendale Land Use Board is hereby authorized and directed to undertake a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether certain properties in the Allendale D-1 industrial zone, and as identified in the following Figure 1, and as depicted on the official tax map of the Borough of Allendale is a non-condemnation redevelopment area in accordance with the criteria of N.J.S.A. 40A:12A-5.

Figure I.

The Borough of Allendale, New Jersey	
Identification of Potential ANR-Parcels to be Investigated- NOT Subject to Condemnation.	
Block-Lot	Property Location
1005, 3	230 W. Crescent Avenue
20	220 W. Crescent Avenue

BE IT FURTHER RESOLVED that the Allendale Land Use Board shall conduct a public hearing at the appropriate time respecting the proposed redevelopment area and after public notice is given in accordance with N.J.S.A. 40A:12A-6.

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BE IT FURTHER RESOLVED that after completing its public hearing(s) and deliberations, the Allendale Land Use Board shall submit a recommendation to the Borough Council as to whether the delineated area, or any part thereof, be or not be determined to be a redevelopment area for non-condemnation purposes.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on April 26, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
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BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-169

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso		✓	✓			
Strauch	✓		✓			
Wilczynski			✓			
Mayor White	---	---				

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
ALLENDALE ENDORSING A THIRD ROUND HOUSING ELEMENT AND FAIR
SHARE PLAN**

WHEREAS, the Joint Land Use Board of the Borough of Allendale, Bergen County, State of New Jersey ("Joint Land Use Board") adopted a Housing Element and Fair Share Plan on December 29, 2008 pursuant to N.J.S.A. 40:55D- 28 and N.J.A.C. 5:96 and 5:97; and

WHEREAS, the Borough Council endorsed the 2008 Plan on December 29, 2008; and petitioned the Council on Affordable Housing ("COAH") for Third Round substantive certification on December 31, 2008; and

WHEREAS, on October 14, 2009, COAH granted the Borough Third Round substantive certification; and

WHEREAS, on April 15, 2010, the Borough adopted an amended Third Round Plan to increase the number of affordable housing units generated at the Crescent Commons site; and

WHEREAS, although the Borough petitioned COAH on May 7, 2010 with its amended Third Round Plan, COAH failed to act on the plan amendment prior to the Appellate Division's 2010 invalidation of COAH's Growth Share regulations; and

WHEREAS, on October 8, 2010 the New Jersey Supreme Court invalidated COAH's Third Round rules and ordered COAH to adopt new rules based upon its Prior Round rules and methodologies (see In re Adoption of N.J.A.C. 5:96 and 5:97, 215 N.J. 578 (2013)); and

WHEREAS, COAH failed to adopt new rules, and on March 10, 2015, the Supreme Court transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges within the Superior Court; and

WHEREAS, on July 7, 2015, the Borough submitted a Declaratory Judgment Action to the New Jersey Superior Court; and

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WHEREAS, on January 10, 2018, the Honorable Menelaos W. Toskos, J.S.C., issued a Court Order approving a Settlement Agreement between the Borough and Fair Share Housing Center that established the Borough's fair share obligation, granted a vacant land adjustment of the Borough's Third Round obligation, and preliminarily approved the Borough's compliance mechanisms; and

WHEREAS, the Borough's and Joint Land Use Board's consultants Mary Beth Lonergan, PP, AICP, and Daniel Hauben, PP, AICP, of Clarke Caton Hintz, PC, have prepared a Third Round Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Joint Land Use Board held a public hearing on the Housing Element and Fair Share Plan and adopted the Plan on June 20, 2018; and

WHEREAS, COAH's Prior Round rules at N.J.A.C. 5:91-2.2(a), requires that the Borough Council endorse the Third Round Housing Element and Fair Share Plan adopted by the Joint Land Use Board.

NOW THEREFORE, BE IT RESOLVED the Borough Council of the Borough of Allendale, Bergen County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Joint Land Use Board on June 20, 2018.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-170

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White						

List of Bills

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that it hereby approves the Bill List dated June 28, 2018 in the amounts of:

Current Fund	\$2,080,065.70
Payroll Account	\$426,972.46
General Capital	\$46,247.96
Animal Fund	\$0.00
Grant Fund	\$0.00
COAH/Housing Trust	\$0.00
Improvement & Beautification	\$640.00
Unemployment Fund	\$0.00
Trust Fund	\$642.60
Water Operating	\$93,813.45
Water Capital	\$1,412.88
Total	\$2,649,795.05

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-171

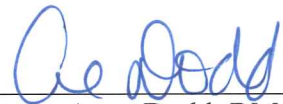
Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	- - -	- - -				

Financial Hardship Discounts for 2018 Season Crestwood Lake Membership

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that it hereby approves a discount for Family Membership at Crestwood Lake for the 2018 Season to the following families for financial hardship reasons:

1. The Koudinov Family
64 Bonnie Way
Allendale, New Jersey 07401
Membership Account Number: 918735
Family Resident Rates (after May 29th): \$490.00
Discount: One Hundred (100%) Percent
2. The Weil Family
57 Ivers Road
Allendale, New Jersey 07401
Membership Account Number: 241885
Family Resident Rates (after May 29th): \$360.00
Discount: \$145.00

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-172

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	---	---				

Whereas, via Resolution #18-149, Plenary Retail Distribution License #0201-44-004-004 was renewed for the 2018-2019 licensing term; and,

Whereas, the Licensee name was incorrectly listed as the previous owner, Thrift Drug, Inc. t/a Rite Aid #10404.

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Resolution #18-149 be amended to read:

PLENARY RETAIL DISTRIBUTION LICENSES - \$2,500.00

LICENSE#

LICENSEE

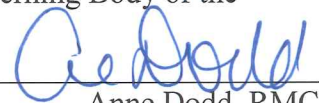
LICENSED PREMISES

0201-44-004-004

Walgreens Eastern Co., Inc.
t/a Rite Aid #10404

44 West Allendale Avenue
Allendale, NJ 07401

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-173

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	- - -	- - -				

Change Order Number One – Firehouse Parking Lot Resurfacing

Whereas, the Borough Engineer has requested that certain changes are needed in the Firehouse Parking Lot Resurfacing contract; and

Whereas, a net decrease of \$6,968.80 will result from the actual quantities of work measured and performed; and

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that Change Order Number One resulting in a decrease of \$6,968.80, a 16.55% decrease in the original contracted amount, be approved for the Firehouse Parking Lot Resurfacing, resulting in a new contract amount of \$35,131.20.

Be It Further Resolved that Change Order Number One in the decreased amount of \$35,131.20 be approved for performance by American Asphalt & Milling Service, LLC, 96 Midland Avenue, Kearny, NJ 07032.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-174

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	- - -	- - -				

Award of Contract to Jesco Inc. – John Deere Wheel Loader Model #544K11

Whereas, the Borough of Allendale is and remains a bona-fide member of the National Joint Powers Alliance Cooperative Purchasing System (NJPA); and,

Whereas, the Borough has approved and advertised a “Notice of Intent to Award” under a National Cooperative Pricing System pursuant to Local Finance Notice 2012-10; and,

Whereas, a cost-benefit analysis has been executed by the Borough’s Finance Committee and Public Works Committee; and,

Whereas, the funding for such expenditure is now in place and the Borough wishes to move forward with acquiring a John Deere Wheel Loader Model #544K11.

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that it hereby awards a contract through NJJPA to Jesco Inc. for a John Deere Wheel Loader Model #544K11 in the amount of \$188,744.17 pursuant to contract 032515-JDC and quotation prepared on January 22, 2018.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-175

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	- - -	- - -				

Renewal of ABC Liquor Licenses for 2018-2019

Whereas, all Plenary Retail Consumption, Retail Distribution, Limited Distribution and Club Licenses will expire on June 30, 2018; and,

Whereas, the following applicants have complied with the provisions of the Act of the Legislature entitled, "An Act Concerning Alcoholic Beverages", being Chapter 436 of the Laws of 1933, its supplements and amendments, and with the Rules and Regulations issued or to be promulgated by the State Commissioner of Alcoholic Beverage Control applicable.

Now, Therefore, Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that the Borough Clerk be and is hereby authorized to issue licenses to expire June 30, 2019, to the following:

PLENARY RETAIL CONSUMPTION LICENSES - \$2,500.00

0201-33-007-009

Friends & Family LLC
t/a Restaurant L

9 Franklin Turnpike
Allendale, NJ 07401

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/28/2018

RESOLUTION# 18-176

Council	Motion	Second	Yes	No	Abstain	Absent
Bernstein			✓			
Homan			✓			
O'Connell			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor White	- - -	- - -				


Appointment of Full-Time Land Use Administrator

Whereas, a need for a full-time Land Use Administrator in the Borough of Allendale exists;

Now, Therefore Be It Resolved by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that Linda Garofalo is hereby appointed as full-time Land Use Administrator effective July 2, 2018 at an annual salary of \$40,000.00; and

Be It Further Resolved that the Mayor, the Chief Financial Officer, Municipal Clerk and the Borough Attorney are authorized to take all appropriate actions so as to implement this Resolution.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 28, 2018.



Anne Dodd, RMC
Municipal Clerk